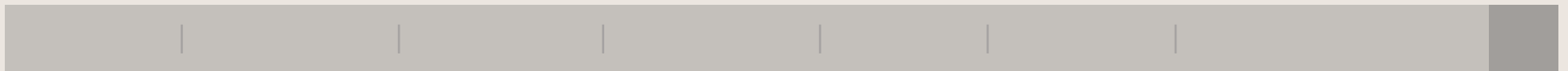


ONE CITY SQ
LEEDS LS1 2AL





**Stunning
Grade A Offices**
in Leeds' most
central business location

888 - 38,149 sq ft

Prominently situated overlooking City Square, boasting the best business address in Leeds, opposite Leeds Railway Station, One City Square is an iconic, landmark building at the centre of the business core.

One City Square certainly does not go unnoticed with its striking architecture including 'wall climber' lifts and an impressive full height atrium.

A recent comprehensive refurbishment has resulted in the building offering the highest quality, flexible office accommodation in it's location.





Following a recent stylish and contemporary refurbishment, One City Square benefits from the following:

4 pipe fan coil air conditioning

Feature four x 16 person passenger lifts

Fully accessible raised floors

New metallic suspended ceiling

New LED lighting

New carpet tile floor coverings

2.7m floor to ceiling height

Upgraded WC facilities

On-site shower and cycle storage facilities

Full height 12 storey atrium

Atrium break out area

Secure undercroft car parking providing an occupier ratio of 1:1000 sq ft

On-site commissionaire

Hover over to show full floor

Ground Floor

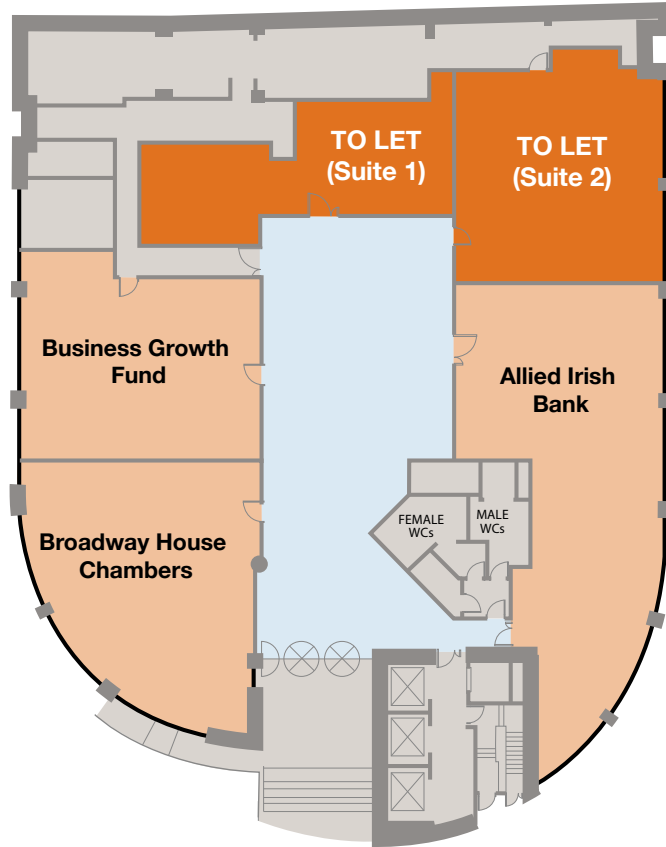
First Floor

Second Floor

Third Floor

Fifth Floor
 ■ Fifth Floor split option

Ground Floor



Suites from
 888 sq ft
 up to a full floor of
 10,267 sq ft

Floor	sq ft	sq m
Ground - Suite 1	888	82.50
Ground - Suite 2	1,612	149.76
First	9,138	848.94
Second	10,267	953.84
Third	6,000	557.42
Fifth	10,244	951.70
	38,149	3,544.16

Current Occupiers include:

Allied Irish Bank (UK)

Mills and Reeve

Deloitte LLP

Watson Burton

Business Growth Fund

Broadway House Chambers

Box Architects

Location

DLA Piper Zurich Morris Pinsent Masons




ONE CITY SQ

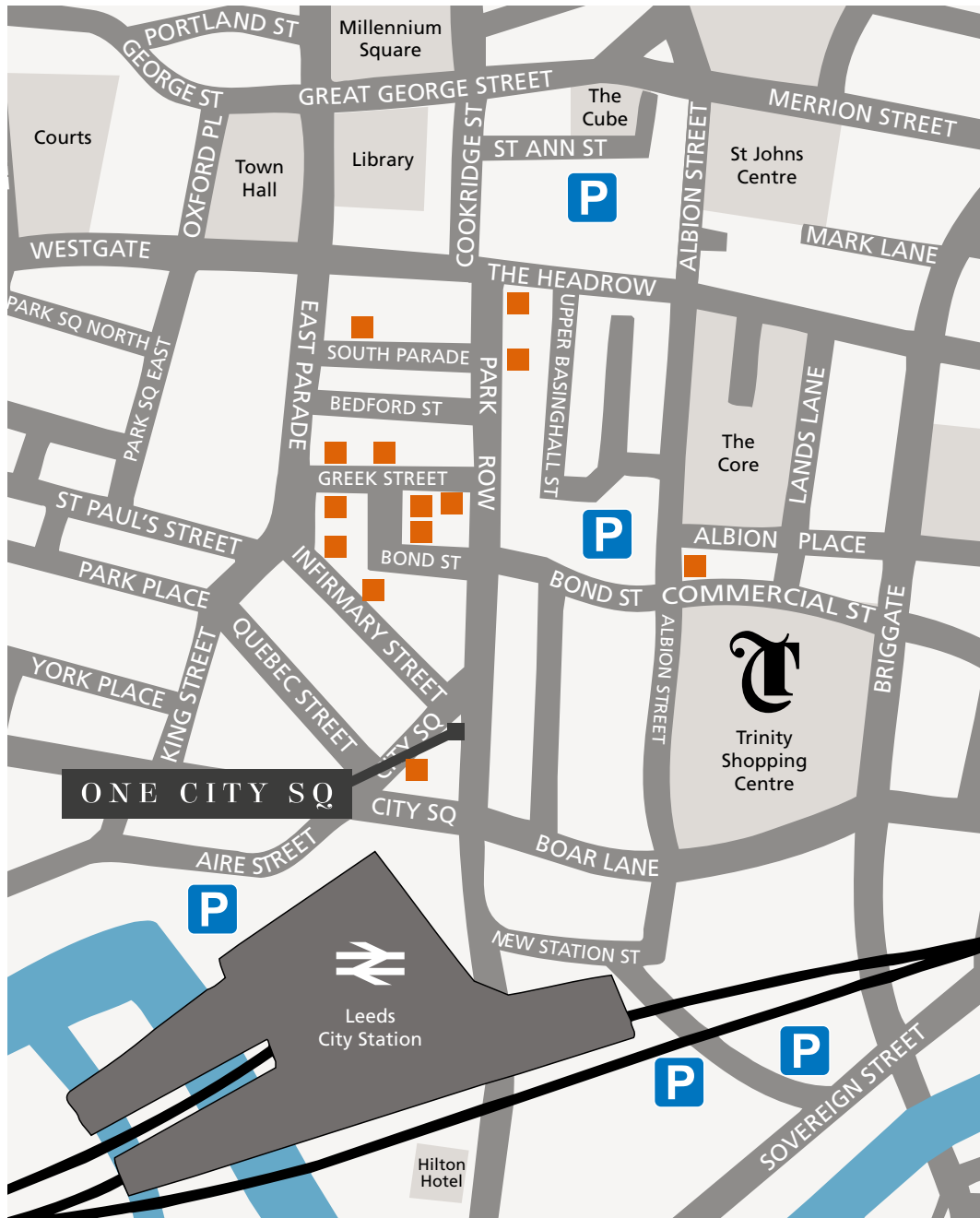
Tesco Express Sous Le Nez Restaurant Bar & Grill Queens Hotel Park Plaza Hotel



Amenities

One City Square is centrally placed for business. Leeds Railway Station can be seen from the front entrance of the building and Trinity Leeds and the main retail core are less than a minutes walk away so whether it be an easy commute, a bite to eat or shopping at lunch or drinks after work, the building is ideally located to cater for all needs.

 Hover over to reveal locations



Terms

The accommodation is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. Further detail on request.

Rates

We advise that interested parties make their own enquiries with the Local Rating Authority.

VAT

All reference to price, premium or rent deemed are exclusive of VAT unless expressly stated otherwise.

Service Charge

The incoming tenant will be responsible to pay a service charge for the repair, maintenance, management and upkeep of the common areas of the building.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Energy Performance Certificate

D-77.

Viewing

Strictly via the joint agents.



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